



WHEDA Housing Choice Voucher Program HQS/NSPIRE Inspection Standards Update

Dear Housing Providers and Program Participants,

This is notice of upcoming changes to inspection standards and the implementation of NSPIRE (National Standards for the Physical Inspection of Real Estate), for all **WHEDA** Housing Choice Voucher (HCV) and Project Based Voucher (PBV) households.

Effective **October 1st, 2025**, WHEDA's HCV Program inspection process will begin assessing units based on the new National Standards for the Physical Inspection of Real Estate (NSPIRE). NSPIRE, which will be replacing HQS, establishes a new approach to assessing housing quality inspections and strengthens physical condition standards and will be replacing the current HQS standards. Implementation of NSPIRE will ensure that the overall condition of the dwelling unit and property, including components located both inside (i.e. common areas and building systems) and outside of the building (i.e. site exteriors and grounds), and within the units are functionally adequate, operable, and free of health and safety hazards.

It is important to comply with these new requirements to avoid delays in the leasing process, life threatening fail items, or the abatement of federal rental assistance payments.

The biggest changes are as follows:

1. All the smoke alarm changes, placement and 10-year sealed/hard wired
2. Inspections will include the unit/inside/outside for all units, this includes the path of travel to unit on apartment buildings
3. GFCI's within 6 feet of water source
4. Interior wall holes cannot be greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
5. Heaters must be functional year round

Units subject to inspections prior to the implementation effective date will be held to the HQS administrative and enforcement policies in place at the time the inspection was conducted, but this will also include NSPIRE standards already required for carbon monoxide detectors and smoke alarms. To further assist our participating landlords and families, enclosed with this notification is guidance material on properly preparing for a NSPIRE inspection.

For further information, please visit <https://www.hudexchange.info/programs/nspire/>.

Please reach out to hcvprogram@wheda.com with questions.

